

Ian Anthony The Estate Agents

SCARTH HILL LANE, AUGHTON, ORMSKIRK

Guide Price £200,000









- MID-TERRACE PROPERTY
- OPEN PLAN KITCHEN/ LIVING DINING ROOM

GARDEN ROOM

• 2 GOOD SIZE BEDROOMS

BATHROOM

- AMPLE PARKING TO FRONT
- SUNNY GARDEN & PATIO TO GOOD LOCATION REAR









This property is a mid-terrace family home which is deceptively spacious and has a great sized garden to rear aspect. Comprising hallway, open plan living dining kitchen and a sun room with views of the garden. The first floor has two good size bedrooms and a family bathroom. This property has a double width driveway to front fit for several vehicles. This property may appeal to first time buyers, those down sizing or investors.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80)		
(55-68)	56	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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